

2399 Victoria Valley Road, Victoria Valley, Tas 7140



Sold House

Monday, 6 November 2023

2399 Victoria Valley Road, Victoria Valley, Tas 7140

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 26 m2

Type: House



Racquel Cleaver
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Contact agent

What an enchanting and sustainable lifestyle that awaits you here. Positioned with an outlook to mesmerise you from every turn, this private property sits on 66 acres and has to be seen to be truly appreciated. Walk to the waterfall, listen to the birdlife, admire the wildlife, surround yourself in nature and explore the natural beauty in your own backyard. Find those magical picnic spots by the permanent creek, maybe the children will find the magical trees the previous children have climbed for years? A quiet and peaceful paradise is awaiting. An impressive, energy-efficient home adorned with timber and stone awaits you. Step inside to experience an open-plan layout characterized by soaring cathedral ceilings and handcrafted support beams which underscore the spaciousness of the design. There is even a separate studio which will surprise you, so many options here...Integrated into an off-grid solar power system, this residence minimizes energy expenses, this off the grid home has back-up systems for it's back-up systems, no more power bills! Here are just some of the additional features:

- Permanent water supply from Kenmore Creek, flowing from Lake Echo - potential for hydro power from the waterfall if required
- Gas and wood fired cooking, gas fridge/freezer
- Multiple living areas, large deck for entertaining
- Master bedroom with an adjoining office
- Spring fed dam (feeds all 3 toilets), water storage of 41,600 litres
- 12 solar panels, 7000w generator - charges the 12 batteries and can be used in the house directly
- Gas hot water, 4 large bottle gas system
- Phone & internet booster (great reception), satellite internet, free-to-air TV
- A balance of natural bushland, cleared areas and rock ledges
- Gravity-fed water system within the residence, drinking water filtration system
- Enclosed double carport/workshop with wood heating (grandfather oven)
- Lock up shed with power and veranda, multiple outbuildings
- 3 years of wood supply (approx.)
- An abundance of wildlife including - eagles, echidnas, wombats, deer, birdlife and plenty more
- Walk in/out furniture options, council rates: \$1100 p/a approx

Situated well away from the main road and within 25 minutes (approx.) to Ouse, which is a rural welcoming community that provides essential services such as an IGA supermarket, Post Office, Ouse Roadhouse and the Lachlan Hotel and Bakery. An hour to New Norfolk and an hour and 20 mins to Hobart's northern suburbs. What a wonderful opportunity for you to be the next landowners and custodians of this safe haven for Australian flora and fauna. Call your Hobby Farm Specialist Racquel Cleaver today for your own private inspection. The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, we cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.